

EAU CLAIRE REDEVELOPMENT AUTHORITY
MINUTES
Meeting of Wednesday, September 17, 2014
Council Chambers, City Hall

Members Present: Mike DeRosa, Ted Barr, Jeff Halloin, Martin Green, Janine Wildenberg,

Staff Present: Mike Schatz, Dave Solberg, Jay Winzenz, Kelly Thompson, Steve Nick, Elaine Coughlin

Others Present: Lori Rosemore

1. Call to order.

This meeting was called to order by Mr. DeRosa at 7:30 a.m.

2. Minutes from the meetings of August 20 and August 29.

The minutes of the August 20, 2014 meeting were approved on a motion by Mr. Green seconded by Mr. Halloin. The motion carried.

The minutes of the August 29, 2014 meeting were approved on a motion by Ms. Wildenberg and seconded by Mr. Halloin. The motion carried.

3. Financial statements.

Ms. Thompson presented the financial statements dated August 30, 2014. There were no operating expenses in August. The RDA acquisition expenses for the month of August totaled \$248, \$100 for moving bids for Dells Architectural Antiques and \$148 for utilities for properties in the West Bank Redevelopment District.

Mr. Barr moved to accept the statement and this was seconded by Mr. Green. The motion carried.

4. Update and discussion on the proposed parking ramp and parking in Block 7 in the North Barstow District.

Mr. Solberg presented on last week's workshop and open house on the North Barstow ramp consultants BWBR, stakeholders, and City staff. Since the last workshop, there has been a parking study that validated there is a need for a ramp in the North Barstow area. The study showed and is recommended for the ramp to contain 550-575 parking stalls. Mr. Solberg stated he will go to City Council to present the results of the parking study and seek permission for bidding documents for the ramp.

Mr. Schatz explained that there are three local developers that have shown interest and he is hopeful to have an RFP out in early October.

5. Update on a lease extension from the USPS.

Mr. Schatz passed out a letter that was received from the United States Postal Service. He explained that the USPS has decided to decline the offer of an extra month extension with conditions. He announced they will be relocating to the Chippewa Valley Industrial Park. He also stated that the USPS should be in their new facility, the old Charley's Market, by December 1, 2014. Mr. Schatz also explained how this allows the ramp to move forward contingent upon Council at the next meeting. Mr. DeRosa stated that if there would have been a delay it could have added substantial costs to this project. Mr. Nick explained that the charge for a hold order is at a minimum double rent in any event. Mr. Schatz announced because of the denial of this proposed extension, the board will not need to convene in a closed session later in the meeting.

6. **Confluence update.**

Mr. Schatz asked Mr. Nick to give an update on the Confluence project because Mr. Von Gompel was not available for the day. Mr. Nick reported that the non-state agency grant was filed last week Friday for the community arts facility portion. This was an application for \$25 million. Mr. Nick explained that the mixed-use building's development agreement is being finalized. Mr. Halloin asked when the construction of housing would begin and Mr. Schatz explained that he is hopeful this would start this fall. Mr. Nick also explained that it is yet to be determined about the plaza and what it will be a part of. It has been referenced as a part of the plan with the mixed-use building, but they cannot promise there will be a City-built plaza.

Mr. Halloin left the meeting at this time.

7. **Consideration of hiring Ayres Associates to submit grant applications for West Bank and USPS site.**

Mr. DeRosa announced that the board will not need to go into closed session. Mr. Halloin has excused himself from the room.

Mr. Schatz explained there could be a possibility for further testing on the interior of the post office. Mike announced that he had met with Ayres Associates and Lori Rosemore has put a proposal together regarding the West Bank. Mr. Schatz introduced Ms. Rosemore to explain the proposal and the process.

Ms. Rosemore explained that the proposal is to prepare a grant for the City of Eau Claire rather than the Redevelopment Authority. She explained it is easier for the EPA to authorize funds for municipalities. The proposal is to seek grant funds for \$400,000. This would allow the purchase of property, assessments on the property, and a possibility of redevelopment. Ms. Rosemore explained this would be useful for planning on the West Bank and for investigations or phase one on other parcels for the City of Eau Claire. She stated there is no match for this grant. Ms. Rosemore stated that if the grant was submitted in this year's funds, it could be available in about one year.

Ms. Rosemore explained this could not be used for the post office, but could use a blight elimination grant and can use this for assessment and remediation and demolition. This could be a Brownfield grant that would have to be applied for this fall.

Mr. DeRosa inquired as to why Ayres Associates would do this if it is federal money that is available to the City. Ms. Rosemore explained that the City could do it, but there are several forms and application process that is a lot work to oversee and prepare. The fee for Ayres Associates to prepare this is \$7,500. Mr. Schatz also explained that some of the grants the City goes after are very time consuming and the City staff does not have time to meet the deadlines. He stated that after talking it over with City staff it was determined there was not enough time to meet the deadline and they don't want to miss out on an opportunity to miss out on these funds. Mr. Schatz also explained that these are the Redevelopment Authority's properties and they have potential costs in the future to develop. He explained he thought it important for the Redevelopment Authority's blessing for funding because the fee could be an RDA cost, but the City would be the applicant for the grant and would need City Council approval.

There was a motion made by Ms. Wildenberg to approve to hire Ayres Associates to submit a fee of \$7,500 to apply for a grant on behalf of the Redevelopment Authority and the City of Eau Claire. This was seconded by Mr. Green.

There was further discussion by the board after the motion was made. Mr. Barr explained he has a low comfort level although it seems like a good idea, but would like to get more of a heads up. Mr. DeRosa agreed that something of this magnitude would need to be looked into earlier. Ms. Rosemore

explained that the fee of \$7,500 would be invoiced upon completion of the grant. She also explained that there is a good chance of receiving this grant due to the fact that the City of Eau Claire has never applied for a grant for brownfield development.

After further discussion the motion carried.

Closed Session:

The board did not move to go into closed session due to the denial of their proposed extension to the USPS.

The Redevelopment Authority may convene in closed session to confer with City legal staff regarding potential litigation with USPS, which is permitted in closed session pursuant to Wisconsin Statutes §19.85(1)(e).

Open Session:

8. Executive Director's report.

Mr. Schatz thanked Mr. Solberg and Ms. Ness who have spent two weeks sorting out the temporary parking areas in the North Barstow Redevelopment District. After several meetings with stakeholders, they decided on a situation that satisfied all parties. There is RCU and JAMF Software parking in Lot 7 along with about 20 spaces for the Livery. There is also Stella Blues and the old Burger King Lot parking available, along with parking in the new Forrest Street lot. Once the ramp starts to get built we will need to address the lost RCU parking area.

Mr. Schatz hopes to get the RFPs out by October 1, 2014, giving 45-60 days for response. He has a prospect looking at the West Bank for a memory care/housing project.

Mr. Schatz reported that Calvin Miller talked to owners of the old Huebsch building and they still plan on having exterior improvements done in November. Mr. Miller gave them a list of improvements that need to be done at a minimum to the exterior of the building.

Mr. Schatz also reported on the upcoming Eggs and Issues Chamber event on Friday on downtown redevelopment. He also stated that the RDA's tenants in the West Bank will be out by the end of September. Mr. DeRosa asked if there is anything that the RDA can do to make sure the old Burger King Lot gets cleaned up. Mr. Schatz explained that he spoke with Mr. Miller about getting something together to get this done.

9. Announcements, directions and correspondence.

Mr. DeRosa stated to take direction on Mr. Barr's point about getting correspondence at an earlier time and suggested it could be emailed for the board to study it.

The next meeting is scheduled for October 15, 2014.

The meeting adjourned at 8:15 a.m.



Mike DeRosa, Chairperson